

# OAKLAND FLEET AND INDUSTRIAL SUPPLY CENTER

## OAKLAND, CALIFORNIA

<b>Engineering Field Division/Activity:</b>	EFAWEST
<b>Major Claimant:</b>	COMNAVSUPSYSCOM
<b>Size:</b>	541 Acres
<b>Funding to Date:</b>	\$6,357,000
<b>Estimated Funding to Complete:</b>	\$31,540,000
<b>Base Mission:</b>	Receives, stores, and issues military supplies and materials to fleet units and shore activities in the Pacific Basin
<b>Contaminants:</b>	Paint, PCBs, acid, solvents, thinners, pesticides, asbestos, POLs



<b>Number of Sites:</b>		<b>Relative Risk Ranking of Sites:</b>		
<b>CERCLA:</b>	25	<b>High:</b>	12	<b>Not Evaluated:</b> 0
<b>RCRA Corrective Action:</b>	0	<b>Medium:</b>	3	<b>Response Complete:</b> 13
<b>RCRA UST:</b>	3	<b>Low:</b>	0	<b>Total Sites:</b> 28
<b>Total Sites:</b>	28			

**BRAC IV**

## EXECUTIVE SUMMARY

The Oakland Fleet and Industrial Supply Center (FISC) is located on the eastern shore of the San Francisco Bay, within the Port of Oakland. The facility opened in 1941 and began support operations for World War II. Typical supply center operations that contributed to the contaminated sites on the facility include a hazardous waste storage yard, transformer storage area and other storage and maintenance areas. Primarily groundwater is affected, but there is also some soil contamination. Current operations at the facility include pollution prevention technologies to prevent further contamination. A Federal Facility Site Remediation Agreement (FFSRA) was signed by the Department of the Navy and the State of California on September 29, 1992. In September 1995, the Base Realignment and Closure (BRAC) Commission recommended closure of FISC Oakland. Closure plans are under development.

The area for the FISC was originally created by placing dredged sand fill over the existing marshlands and bay mud. The groundwater from the facility is assumed to discharge into San Francisco Bay. The likely receptors for contaminants at Oakland FISC are the aquatic organisms in San Francisco Bay. The closing base is anticipated to remain an industrial area, not to be converted to housing, so the chance of human exposure to contaminants should remain low.

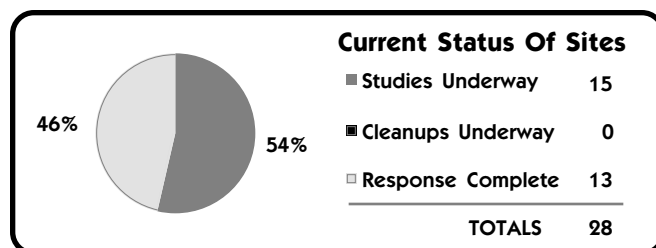
The Restoration Advisory Board (RAB) was formed April 5, 1995 and has 18 members. The installation's Information Repository was established in March 1994 at the Oakland Public Library.

According to the 1988 Preliminary Assessment (PA), hazardous wastes have never been disposed at the facility, they have always been removed from the facility for disposal. There were no active or inactive landfills. No major hazardous waste spills had been reported and no industrial waste treatment was performed on-site. The PA, which was completed in FY88, identified four potential sites, recommended that three sites be scheduled for a Site Inspection (SI) but all four of the original sites continued with an

SI, three have been completed, the fourth will be complete in FY96. Between FY89 and 91, following the original PA, 17 new sites were identified and added to the program during additional PAs. In FY93, four more sites were identified during an SI, but they were listed as Response Complete (RC), along with eight other sites, at the conclusion of the SI. In addition to the 12 sites listed as complete, 12 other sites have completed an SI. One final site will complete an SI in FY96. Eleven sites have been scheduled for a Remedial Investigation and Feasibility Study (RI/FS), all are scheduled for completion by FY98. Eight sites are scheduled to complete a Remedial Design (RD) in FY99, followed by a Remedial Action (RA) phase, to be completed in FY01. There are no RCRA Corrective Action sites at the installation. Three RCRA Underground Storage Tank (UST) sites were identified during an Initial Site Characterization (ISC) (equivalent to a PA) in FY89. One UST site is undergoing an Investigation (INV) phase and all three sites are undergoing a Corrective Action Plan (CAP) phase, all of these should be complete in FY96. Also in FY96, two sites will complete the Design (DES) phase and begin Implementation (IMP), which will be complete in FY97. The third UST site will complete DES in FY97 and IMP in FY98. Completion of cleanup for the UST sites is concurrent with Long Term Monitoring (LTM), which continues through FY03.

There were a number of successful cleanup actions in FY95. Emergency removal actions were completed at 12 sites for the cleanup and removal of contaminated sludge and sediment inside storm drains and catch basins. The contaminated media was put into containers and disposed of at an appropriate off-site facility. Contaminants of concern were SVOCs and metals. A Time Critical Removal Action (TCRA) was completed for removal of contaminated soil and sandblasting grit. A Remedial Action Plan (RAP) (equivalent to a CERCLA Record of Decision (ROD) for the state of California) started in FY95 and will be complete in FY96. It will formally confirm a "no action" decision at 11 sites. Community relations efforts are being conducted for the Remedial Action Plan (RAP).

Additional successes started in FY95 and will be completed in FY96. A TCRA for removal of contaminated soil, started in FY95, is planned to begin on six sites in FY96. Contaminants of concern are petroleum products, volatile and semi-volatile organic compounds and the chemical additive PCB.



## OAKLAND FISC RELEVANT ISSUES

### ENVIRONMENTAL RISK



**HYDROGEOLOGY** - The area for the FISC was originally created by placing dredged sand fill over the existing marshlands and bay mud on the eastern shore of the San Francisco Bay. The entire site is flat except where slopes have been accentuated by differences in the settling fill. The groundwater under the FISC is at a depth of 10 to 20 feet, and is assumed to discharge into San Francisco Bay.



**NATURAL RESOURCES** - The likely receptors for contaminants at Oakland FISC are the aquatic organisms in San Francisco Bay. Since the base property is mostly paved, there is little chance for terrestrial animals or humans coming in contact with contaminants in water or soil. The closing base is anticipated to stay an industrial area, not be converted to housing, so the chance of human exposure to contaminants should remain low.



**RISK** - A base-wide Ecological Risk Assessment (ERA) and Human Health Risk Assessment (HHRA) were partially completed in FY95. Final ERA and HHRA are planned in FY96, under Phase II of the RI/FS.

DOD's Relative Risk Ranking system was used to rank the risk factors for all the sites on the installation in FY95. Of the 28 sites (CERCLA and UST sites), 12 received a high risk ranking. All the sites were ranked high for groundwater contamination. There is a potential pathway for migration of petroleum products, volatile and semi-volatile organic compounds and the chemical additive PCB through the groundwater pathway into San Francisco Bay. Aquatic receptors are the concern, if the groundwater is proven to migrate off-base. Since the base is likely to remain an industrial setting, and is mostly paved, the likelihood of terrestrial animal or human receptors is low.

### REGULATORY ISSUES



**LEGAL AGREEMENTS** - A Federal Facility Site Remediation Agreement (FFSRA) was signed by the Department of the Navy and the State of California on September 29, 1992. The FFSRA required the Navy to prepare a Scoping Document. The Scoping Document was completed on December 30, 1992 and recommended an Extended Site Inspection (ESI) for Sites 1, 4, 5 and 18-21 and an RI/FS for Sites 2, 3 and 13-15. Thirteen sites (Sites 6-12, 16, 17 and 22-25) were recommended for no further action.



**PARTNERING** - A partnering arrangement has been in place since FY92 between Navy representatives, Department of Toxic Substances Control (DTSC) representatives and Regional Water Quality Control Board (RWQCB) representatives. The partnering arrangement has accelerated the progress of the Installation Restoration Program (IRP) at Oakland FISC.

### COMMUNITY INVOLVEMENT



**RESTORATION ADVISORY BOARD** - The Restoration Advisory Board (RAB) was formed April 5, 1995 and has 18 members. Meetings are held once every two months. The RAB has allowed a greater sharing of information about the IRP with the community.



**COMMUNITY RELATIONS PLAN** - A Community Relations Plan (CRP) was finalized in November 1993.



**INFORMATION REPOSITORY** - An Administrative Record for Oakland FISC was established in FY92. A copy of the Administrative Record is housed in the installation's Information Repository, established in March 1994, and is available for public viewing at the Oakland Public Library on 14th Street in Oakland, California.

### BASE REALIGNMENT AND CLOSURE



**BRAC** - In September 1995, the Base Realignment and Closure (BRAC) Commission recommended closure of the Fleet and Industrial Supply Center (FISC), Oakland. The proposed closure date is September 1998. Closure plans are under development.



**BRAC CLEANUP TEAM** - A BRAC Cleanup Team (BCT) will be established in February 1996.



**REUSE** - The base reuse plan will be completed in FY96.



**LEASE/TRANSFER** - The Navy has started leasing parcels to the Port of Oakland, under a special legislation, for commercial shipping use.

## OAKLAND FISC HISTORICAL PROGRESS

### FY88

**Sites 1-4** - A Preliminary Assessment (PA), completed in March 1988, identified four sites with groundwater contaminated with petroleum products and soils contaminated with volatile organic compounds, the chemical additive PCB, pesticides, and fuels. The PA recommended three sites (Sites 1-3) for further study, but all four sites have gone on for further study.

### FY89

**USTs 1, 5 and 8** - Three RCRA Underground Storage Tank (UST) sites were identified during Initial Site Characterization (ISC) (equivalent to PA).

### FY90

**Sites 5-8 and 18-21** - Eight additional sites added to program and a PA was completed.

### FY91

**Sites 9-17** - Nine additional sites added to program and a PA was completed.

### FY93

**All Sites** - A Federal Facility Site Remediation Agreement (FFSRA) was signed by the Department of the Navy and the State of California on September 29, 1992.

**Sites 2, 3, 6-17 and 22-25** - Site Inspections (SI) were completed for 18 sites. Four of these were new sites (Sites 22-25). At the completion of the SI, 12 sites (Sites 6-11, 16, 17 and 22-25) were listed as Response Complete (RC), no further actions at the sites.

**USTs 1 and 5** - Interim Remedial Actions (IRAs) for tank removal were complete.

### FY94

**Sites 2, 3 and 13-15** - Phase I of the Remedial Investigation (RI) started.

**Sites 18, 20 and 21** - SI completed for three sites.

**USTs 1, 5 and 8** - Investigation (INV) phase started for UST 8. Corrective Action Plan (CAP) was started at USTs 1 and 5.

**UST 8** - IRA for tank removals was started. It will continue through FY03.

## PROGRESS DURING FISCAL YEAR 1995

### FY95

**Sites 1, 5 and 19** - SI was completed.

**Sites 1-4, 12-15 and 18-21** - Completed an emergency removal action at 12 sites, for the cleanup and removal of contaminated sludge and sediment inside storm drains and catch basins. Completed an Extended Site Inspection (ESI), which included samplings of the soil, groundwater and storm drain sediment.

**Sites 1, 4, 15 and 19** - Started documentation for a Time Critical Removal Action (TCRA) of contaminated soil.

**Sites 2, 3 and 13-15** - The Phase I of the RI was completed.

**Site 5** - Proposed for no further action.

**Sites 6-11, 16 and 22-25** - Started Remedial Action Plan (RAP), equivalent to a CERCLA Record of Decision (ROD) for state of California, to document a "no action" on this site. Community relations efforts were conducted for the RAP.

**Site 17** - A radiological survey is underway. If clearance is issued by Radiological Affairs Support Office (RASO), this site will be included in a No Action RAP.

**Site 21** - Completed TCRA for removal of soil contaminated with sand blasting grit.

**UST 8** - As part of an on-going IRA, three known abandoned USTs and contaminated soil were removed. CAP phase was started.

## PLANS FOR FISCAL YEARS 1996 AND 1997

### FY96

**Site 1, 4, 15 and 19** - The effort for the TCRAs requested in FY95 will begin. Site 1 will have removal of 30 cubic yards of soil contaminated with SVOCs, mercury and lead. Site 4's removal action is for 540 cubic yards of soil contaminated with the chemical additive PCB and pesticides. Two hundred-fifteen cubic yards of soil contaminated with the chemical additive PCB will be removed from Site 19.

**Sites 1-4, 13, 15, 18, 20, and 21** - Phase II RI/FS will start and will be complete in FY98.

**Site 4** - SI will be completed.

**Sites 5 and 17** - Two sites are expected to be included in RAP for no further action.

**Sites 6-11, 16 and 22-25** - State regulators will approve the RAP for no action at 11 sites. Following the signing by state regulators and concurrence by the FISC Commanding Officer, the public will be notified of the decision.

**USTs 1, 5 and 8** - CAP phase will be complete for UST 8. The Design (DES) phase will be completed at USTs 1 and 5 and start for UST 8. The Implementation (IMP) phase will start for USTs 1 and 5.

### FY97

**Sites 1-4, 13, 15, 18, 20 and 21** - A Phase II RI/FS Study, to start in FY 96, will be completed for nine sites.

**USTs 1, 5 and 8** - IMP phase will be complete at USTs 1 and 5 and start at UST 8. The IMP at UST 8 is scheduled for completion in FY98.

## OAKLAND FISC PROGRESS AND PLANS

CERCLA	FY94 and before	FY95	FY96	FY97	FY98	FY99	FY00	FY01 and after
PA	21							
SI	21	3	1					
RI/FS					11			
RD						8		
RA								8
IRA		3(3)		6(6)				
RC	1	12		1		3		8
Cumulative Response Complete	4%	52%		56%		68%		100%
UST	FY94 and before	FY95	FY96	FY97	FY98	FY99	FY00	FY01 and after
ISC	3							
INV			1					
CAP			3					
DES			2	1				
IMP				2	1			
IRA	2(2)							1(1)
RC								3
Cumulative Response Complete								100%